

**MANAGEMENT CERTIFICATE  
OF  
WATERS EDGE MASTER RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Waters Edge Master Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Waters Edge.
2. The name of the Association: Waters Edge Master Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Guadalupe County, Texas, made subject to that certain Waters Edge Master Covenant [Residential], recorded as Document No. 202199041137, in the Official Public Records of Guadalupe County, Texas (the "**Covenant**"), pursuant to the filing of one or more Notices of Applicability in the Official Public Records of Guadalupe County, Texas.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Waters Edge Master Residential Community, Inc., c/o Spectrum Association Management of Texas, LLC, 17319 San Pedro Ave., Suite 318, San Antonio, TX 78232.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name: Waters Edge Master Residential Community, Inc., c/o Spectrum Association Management of Texas, LLC  
Attention: Miranda Donaldson  
Mailing Address: 17319 San Pedro Ave., Suite 318, San Antonio, TX 78232  
Telephone Number: 210-494-0659  
Email Address: [contact@spectrumam.com](mailto:contact@spectrumam.com)

7. Website to access the Association's dedicatory instruments:  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$400.00.  
Transfer Fee - \$200.00.  
Resale Certificate Fee - \$375.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

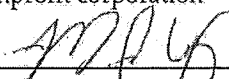
[SIGNATURE PAGE FOLLOWS]

Page 1

MANAGEMENT CERTIFICATE  
WATERS EDGE MASTER RESIDENTIAL COMMUNITY, INC.

EXECUTED to be effective on the date this instrument is Recorded.

WATERS EDGE MASTER RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: 

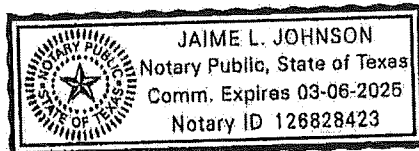
Name: Michael Eddy

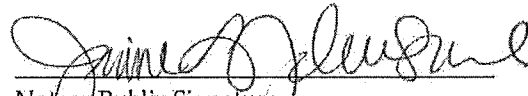
Title: President

THE STATE OF TEXAS       §  
  §  
COUNTY OF Bexar       §

This instrument was acknowledged before me on the 23 day of November, 2021, by Michael Eddy, President of Waters Edge Master Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



  
Notary Public Signature

AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.  
WINSTEAD PC  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TEXAS 78701  
KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Waters Edge Master Covenant [Residential], recorded under Document No. 202199041137, Official Public Records of Guadalupe County, Texas.
2. Waters Edge Development Area Declaration [Residential], recorded under Document No. 202199041441, Official Public Records of Guadalupe County, Texas.
3. Waters Edge Community Manual, recorded under Document No. 202199041569, Official Public Records of Guadalupe County, Texas.
4. Waters Edge Adoption of Working Capital Assessment, recorded under Document No. 202199041442, Official Public Records of Guadalupe County, Texas.
5. Waters Edge Design Guidelines, recorded under Document No. 202199041493, Official Public Records of Guadalupe County, Texas.
6. Waters Edge Notice of Applicability [Residential] [Unit 1], recorded under Document No. 202299015309, Official Public Records of Guadalupe County, Texas.

202299015326

I certify this instrument was ELECTRONICALLY FILED  
and RECORDED in the OFFICIAL PUBLIC RECORDS  
of Guadalupe County, Texas on  
05/12/2022 03:41:11 PM PAGES: 3 LEAH  
TERESA KIEL, COUNTY CLERK



*Teresa Kiel*

ATTACHMENT 1

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WATERS EDGE MASTER RESIDENTIAL COMMUNITY, INC.